



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ
*Assistant City Manager for
Community Development*

SANDRA CLARKE
*Deputy Director
Chief of Administration*

KHALIL MOGASSABI
*Deputy Director
Chief Planner*

To: Ordinance Committee

From: Community Development Department (CDD) Staff

Date: April 5, 2022

Re: **Alewife Overlay Development Zoning Petition – Additional Information**

This memo contains the following information that was requested by the Ordinance Committee at its hearing on March 9, 2022, regarding the Alewife Overlay Districts Zoning Petition:

- A list of active developments within Alewife Overlay Districts 1-6 that might be impacted by the adoption of a moratorium for all Office and Laboratory Uses listed in Table 4.34 of the Cambridge Zoning Ordinance.
- Suggested alternative zoning text clarifying the intent of the Petition as a development moratorium, rather than a temporary prohibition on office and laboratory uses in the districts altogether.

Also attached is a copy of the Planning Board Recommendation on this Petition, which will be formally received by the City Council at its meeting on April 11, 2022.

Pending Office/Laboratory Applications in AODs

The table below lists active building permit applications, pending cases before the Planning Board, and proposals discussed with CDD staff that are located within the Alewife Overlay Districts and include office/laboratory use. The table includes building permits for interior fit-out in addition to new construction.

Street Number	Street Name	Project Description	Review Required	Review Status
35	Cambridgepark Dr	Interior tenant fit-out for office/lab uses	Building Permit	Building Permit issued 3/6/2020
61	Moulton St	Interior tenant fit-out for office/lab uses	Building Permit	Building Permit issued 12/29/2020
55	Spinelli Pl	Construction of new office/lab building	Advisory Review / Building Permit	Building Permit issued 1/20/2022
763-E	Concord Ave	Interior renovation to existing office/lab building	Building Permit	Building Permit issued 1/24/2022
25	Spinelli Pl	Interior upgrades for office/lab uses	Building Permit	Building Permit application 2/22/2022
150	Cambridgepark Dr	Interior tenant fit-out for office/lab uses	Building Permit	Building Permit application 3/18/2022
87-101	Cambridgepark Dr	Construction of new office/lab building	Planning Board	Special Permit issued 5/15/2020 – in construction
75-109	Smith Pl	Construction of new office/lab building	Planning Board	Special Permit issued 11/23/2020 – in construction
180	Fawcett St	Construction of new office/lab building	Planning Board	Approved 3/29/2022; special permit to be filed by 6/5/2022
15	Wilson Rd	Construction of new office/lab building	Planning Board	Application received; hearing to be scheduled by 6/4/2022
67	Smith Pl	Construction of new office/lab building	Planning Board	Consultation with CDD staff
125	Cambridgepark Dr	Addition to office/lab building	Planning Board	Consultation with CDD staff

Alternative Zoning Text

The text suggested by staff below, based on past development moratoriums enacted in Cambridge, would better match the stated effect of the Petition to enact a moratorium on building permits for new office and laboratory uses, rather than prohibiting such uses entirely.

Create a new Section 20.93.5 within Section 20.90, Alewife Overlay Districts 1-6, to read as follows:

20.93.5 *Development Moratorium.* For a period beginning from the date of enactment of this Section 20.93.5 and lasting until December 31, 2023, or until the time of enactment of an amendment to or deletion of this Section 20.93.5, whichever occurs sooner, no permits for the building, renovation, or enlargement of any structures to accommodate a new Office or Laboratory Use as listed in Section 4.34 of this Zoning Ordinance shall be issued within the Alewife Overlay Districts 1-6. The purpose of such moratorium is to create and enact amended requirements for the Alewife Overlay Districts in consultation with residents of the Alewife Overlay Districts and surrounding neighborhoods, based on development plans and guidelines published by the City.